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**RE: DA2020/0431 - 1129 Pittwater Road COLLARROY NSW 2097**

I am for development and was happy that the unattractive buildings fronting 1129 and 1131 Pittwater Road and being an eyesore at the back, will be demolished and replaced by attractive development. It is prime real estate which should enhance the streetscape. I remember an article in the Manly Daily just over a year ago "Collaroy to be the new social hot spot" and it makes direct reference to 1131. "Number 1131 Pittwater Road, a camping store, is being auctioned in mid May and advertised as a development site....there has been a lot of interest from developers wanting to turn the building into a two or three storey restaurant and bar venue". That would be the right type of development. The article also mentions the advantage of having Hemmes' Merivale Group across the road.

What a disappointment the DA before the Council seeks approval to erect a structure four storeys high and consisting of ground floor commercial area and two floors of boarding accommodation and the fourth floor being the manager's residence. The two floors boarding are presented as affordable housing. A contradiction in terms, prime real estate to provide affordable housing?

There are other problems, the height in excess of 11 metres. This problem is the easiest to resolve. Since the excess height is equal to the height of the fourth floor, this floor should be eliminated. There are however other problems. It is an overdevelopment extending over the pathway and parts of land at the rear of 1131 north boundary over the land which is not part of 1131.

Could the Council instruct the owner of 1131 to remove the commercial waste bin blocking the path way.

In relation to parking, the application provides half a car per room. This probably would be adequate for a boarding house being an old peoples' home or a nursing home. It proposes between 17 and 21 parking spaces while Council's calculation is 43 spaces.

There are other problems with shading and breaches of privacy from the western balconies and windows over the east façade of 1-5 Collaroy Street.

Apart from serious concerns about vibrations during excavation having regard that the ground floor concrete has already many cracks and there is also the impact on the multiple cracks in the units. There is also potential impact on the easement.

We do not want to face the Mascot experience and special care should be taken considering the unstable foundations and proximity to the ocean.

The crucial consideration is the access to the land which does not exist for this project. There is at present a right of way for four cars. This was achieved by somewhat private arrangement between Steve Gunns and the owners of 1129 and 1131. Steve Gunns at various stages either owned or managed the two lots and copious correspondence between him and Council shows that access to 1129 was somewhat illegally gained by the back of the post office. The Council in effect accepted that allowing that patrons to the restaurant would park in Collaroy Street. On the other side there is evidence (north boundary) access was gained by using the same driveway as Liquorland and entering the said land. Different type of bollards prove this.

Somewhere along the way a right of way was formed allowing four cars to use the 1-5 Collaroy Street parking and commercial area and this is as many as this area can have.

If there is any construction to be commenced the whole eastern side of 1-5 Collaroy Street should be fenced off to prevent any dust to enter 1-5 Collaroy Street parking and commercial area.

Any suggestion that the present right of way could be expanded for the benefit of the developer is ludicrous having regard to the already very dangerous parking area.

It is up to the developer to find a reasonable access to the land before any application is put to the Council.